



**84 Wilton Road, Crumpsall  
Manchester M8 4PJ**

**Offers Over £250,000**

Hyde Estates are delighted to offer this extended 3 bedroom semi-detached house for sale. Built circa 1932 the property offers off street parking with a drive to the front and a fully enclosed, low maintenance rear garden. Accommodation briefly comprises; entrance hall, living room, galley style kitchen opening to a dining room, 3 bedrooms and a family shower room.

Wilton Road connects Crumpsall Lane and Middleton Road and is situated in a popular residential area within close proximity to local schools, Crumpsall Metrolink Station, Heaton Park and places of worship. Commuters have easy access into Manchester City Centre and to the local Motorway network.



## Accommodation

Comprising; entrance hall with laminate flooring and stairs to the first floor, generously proportioned lounge with bay window, understairs cupboard, galley style kitchen with tiled floor, wall and base units, contrasting worktops and inset 1.5 sink unit. Integral oven, four ring gas hob with extractor hood and space for white goods. Kitchen fully opens to a dining area with French doors to the rear garden. From the first floor landing are three bedrooms, two of which are double rooms and a family shower room, fitted with a white suite of wc, washbasin with storage drawers beneath and walk in shower with rainfall shower head. Fully tiled, frosted window and heated chrome towel rail.

## Room Measurements

Living Room: 19'5" x 10'5"  
Dining Room: 11'8" x 10'1"  
Kitchen: 17'10" x 7'5"  
Bedroom 1: 10'8" x 9'4"  
Bedroom 2: 10'8" x 8'1"  
Bedroom 3: 7'7" x 6'8"  
Shower Room: 7'7" x 4'10"

## Gardens

To the front of the property is a lawned garden and driveway with gated side access opening to the rear. The rear garden is fully enclosed with fenced borders and paved, providing a usable and low maintenance space all year round.

## Additional Information

The property is serviced by a wall mounted combi boiler and has uPVC double glazed windows throughout.

## Tenure

We understand from the vendor that the property is Leasehold subject to a 999 year lease which commenced in 1932, with an annual ground rent of £4.

## Council Tax

Manchester Council, Band A.

## Fixtures & Fittings

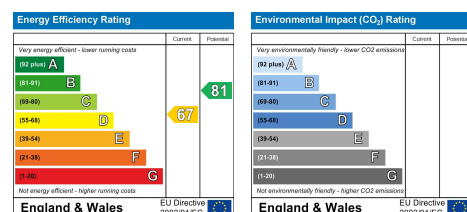
Carpets, curtains, and light fittings available by negotiation. We have not tested any appliances or electrical items.

## Viewings

All viewings to be arranged via Hyde Estate and Letting Agents on 0161 773 4583

## Disclaimer

The information and images provided in this property advertisement are intended for guidance purposes only. While we make every effort to ensure the accuracy of the details, we strongly recommend that interested parties view the property in person to confirm the property's condition and suitability for their specific requirements.



1 St. Margarets Road, Prestwich, Manchester, M25 2QB